



Ref : 9584MDB

## In Bouriane, village house with pool and views

Area



Habitable : 115 m<sup>2</sup>



Usable : 129 m<sup>2</sup>



Land : 2 601 m<sup>2</sup>

264 000 €

**Country house for sale Lot.** At the exit of a village, contemporary house on 2 levels of 115m<sup>2</sup> living space with fitted and equipped kitchen, large cellar, living room of 46m<sup>2</sup>, bathroom with whirlpool bathtub and 3 bedrooms. Swimming pool and large garage of 129m<sup>2</sup> on a land of 2600m<sup>2</sup>.

### IN SUMMARY

Rooms : 5  
Bedrooms : 3  
Bathrooms : 1

Swimming pool : yes  
Garage place : 1  
Parking space : nc  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Beautiful views | Close to shops

### SERVICES



1st Shops : Nearby



All shops : 23 mn



Health : 23 mn



Elementary : 23 mn

Middle School : 23 mn

High school : 23 mn



23 mn



44 mn



23 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 172,00 kWh/m<sup>2</sup>.an

Estimation des émissions 30,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

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## DESCRIPTION

Entrance kitchen north 12m².

Cellar 6,54m².

Living room, dining room 46,16m².

1 WC

Landing 6,10m².

Bedroom 1 12,77m².

Bedroom 2 12,46m².

Bathroom 12,63m².

First floor

Bedroom 3 11,45m².

Access to the garage 116m² by inside staircase

Oil-fired central heating tank 2500L

Viessmann boiler and wood heating insert Double glazing

Rain water recuperation

Swimming pool 5/10

Are you interested ?



Marie

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